# \$739,000 - 5304 104a Street, Edmonton

MLS® #E4428485

### \$739,000

4 Bedroom, 3.50 Bathroom, 1,678 sqft Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

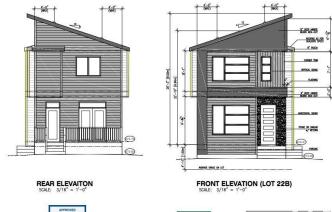
This beautiful infill home is located in the highly sought-after Pleasant View area, just a short distance from Southgate Mall. Its prime location offers easy access to all amenities, making it an ideal choice for convenience and lifestyle. This is a unique chance, with the opportunity to still customize your walls and flooring. The main floor features living and dining area, a spacious kitchen, a half bath, mudroom, foyer, and a deck â€" perfect for both entertaining and everyday living. Upstairs, you will find a master bedroom complete with a full ensuite bath and walk-in closet, along with two additional bedrooms and a full bathroom. The basement offers extra space with a bedroom, a full bathroom, and a large rec room. The home also includes a FULLY FINISHED LEGAL SUITE WITH SEPERATE ENTRANCE. The property has detached double garage. Every corner of the house has been thoughtfully designed to maximize space and functionality, windows fill the home with natural light.

Built in 2024

#### **Essential Information**

MLS® # E4428485 Price \$739,000

Bedrooms 4











Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 1,678 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 5304 104a Street

Area Edmonton

Subdivision Pleasantview (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6H 2M1

# **Amenities**

Amenities Deck, No Animal Home, No Smoking Home, Infill Property, HRV System

Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary Lendrum School
Middle Donnan School

High Strathcona School

# **Additional Information**

Date Listed April 1st, 2025

Days on Market 33

Zoning Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 11:47pm MDT